



**CLINTON CITY PLANNING COMMISSION
CITY HALL
2267 North 1500 W Clinton UT 84015**

Planning Commission Members

Chair – Jacob Briggs

Vice Chair – Bob Buckles

Tony Thompson

Dave Coombs

Jolene Cressall

Jeff Ritchie

Andy Hale

Date of Meeting	August 2, 2016	Call to Order	7:00 p.m.
Staff Present	Community Development Director Will Wright and Lisa Titensor recorded the minutes.		
Citizens Present	Nick Mingo of Ivory Homes, Bruce Nilson of Nilson Homes		
Pledge of Allegiance	Commissioner Ritchie		
Prayer or Thought	Commissioner Thompson		
Roll Call & Attendance	Present were: Commissioners’ Dave Coombs, Andy Hale, Tony Thompson, Jeff Ritchie and Jacob Briggs Commissioner Bob Buckles and Commissioner Jolene Cressall were excused.		
City Council Report	Mr. Wright reported on the July 26, 2016 City Council meeting and July 28, 2016 special City Council meeting as recorded in the minutes.		
Declaration of Conflicts	There were none.		
Approval of Minutes	Commissioner Thompson moved to table the approval of the July 19, 2016 Planning Commission minutes with the amendments recommended as follows to the conclusion of Harrisburg Country Estates to the next meeting due to a lack of a quorum. <i>Commissioner Thompson moved to approve the request for a preliminary plat approval for phases 6 & 7 for Harrisburg Country Estates Subdivision located at approx. 2700 W 1300 N and incorporate staff’s review dated June 8, and the Engineering comments dated June 17, 2016 adding a requirement for a fence along dissimilar zones including lots 88, 89, 100, 101 & 102 and declaring null and void the previous preliminary plat. Commissioner Ritchie seconded the motion. Voting by roll call is as follows: Commissioner Ritchie, aye; Commissioner Hale, aye; Commissioner Buckles, aye; Commissioner Thompson, aye; Commissioner Cressall, aye.</i> Commissioner Hale seconded the motion. Commissioners Thompson, Ritchie, Coombs, Hale and Briggs voted in favor of the motion.		
7:05 P.M. – PUBLIC HEARING – RESOLUTION 11-16 REVIEW AND ACTION UPON A REQUEST BY IVORY DEVELOPMENT FOR A RECOMMENDATION TO THE CITY COUNCIL TO CONSIDER THE FINAL PLAT FOR PHASE 6 OF THE CRANEFIELD ESTATES SUBDIVISION LOCATED AT APPROXIMATELY 3550 WEST 2350 NORTH.			
Petitioner	Nick Mingo, representing Ivory Homes		
Discussion	The staff report included the following: The Master Land Use Map in the General Plan shows this area zoned for residential use with the land use designated as A-E Zone PRUD with 10,000 square foot lots. Phase 6 of Cranefield is approximately 7.7 acres consisting of 30 lots. This Planned Residential Use Development is guided by the Development Agreement and the approved Preliminary Plat. Comments related to corrections needed in the drawings		

have been provided to the developer.

The Planning Commission reviewed the minutes of the April 25, 2006 City Council Meeting regarding this issue.

Commissioner Briggs opened the public hearing at 7:36 p.m. and asked for public comment, there was none; therefore he closed the public hearing at 7:37 p.m.

Mr. Wright stated the updated plat was received August 2, 2016.

Public Works Review

- Submittal Date: 5/13/2016

The developer shall be responsible to grade each lot such that runoff water is directed to fronting roads. Grading shall ensure that the runoff from each lot does not drain onto neighboring lots or properties.

- Fire Hydrant locations: lot 146(SE), between lots 154-153(2400N)
- Submit SWPPP, plan must be approved before a pre construction meeting can be scheduled
- Add restriction to lots 150-154, no access allowed to 2400N
- No waterline details, show valve locations, fire hydrant valves located on the mainline connection
- Adjust alignment of LD, S, W, and Irrigation so they do not overlap each other
- Update standard street design to match pavement design from the geo tec report
- Note contractor to install all traffic and address signage to MUTCD spec's
- Identify signage locations

Resolution 11-16

- 1 All requirements of the Development Agreement and Amendments 1 through 4 apply.
- 2 Plat shall not be recorded until a Subdivider's Agreement and Subdivider's Escrow Agreement have been completed and executed to insure the completion of the development.
- 3 All comments related to the plat and engineering shall be corrected before the final plat is presented for signatures.
- 4 Developer shall schedule, through the City, a preconstruction meeting once all engineering drawings have been corrected and approved by the City Engineer.
- 5 It is the developer/contractor's responsibility to comply with all Clinton City Standards, Ordinances, Staff, Engineer and requirements established during the approval process. Wherever there is a discrepancy between these drawings and City Standards the more stringent requirement will apply. If there is any doubt as to the requirement the developer is to seek clarification from the Community Development Department and obtain the determination in writing. Copies of the Standards are available at the Community Development Department.
- 6 Prior to Conditional Acceptance and Final Acceptance by the City the Subdivider shall clear any construction debris from lots within the subdivision, except lots with buildings under construction, and level vacant lots within the subdivision in such a way that weed control, via mowing with a brush hog or similar item, is possible and all vacant lots will be mowed for weed control.
- 7 The developer/contractor is responsible for insuring that all required inspections are performed by the Clinton City Public Works Department. If the developer is unsure of what inspections are required he can obtain a list from Public Works. The developer is cautioned not to proceed past an inspection point without insuring that the inspection has been performed and work passed by Public Works.
- 8 It is the developer/contractor's responsibility to insure adequate dust, trash and weed control practices are observed while any of the lots are under their control.

	Commissioner Thompson noted the PRUD no longer exists in the current land use ordinance.
CONCLUSION	Commissioner Coombs moved to forward a recommendation for approval of Resolution 11-16, a request by Ivory Development for Final Plat approval for Phase 6 of the Cranefield Estates Subdivision located at approximately 3550 West 2350 North to the City Council with staff comments being addressed. Commissioner Ritchie seconded the motion. Voting by roll call is as follows: Commissioner Coombs, aye; Commissioner Ritchie, aye; Commissioner Hale, aye; Commissioner Thompson, aye; Commissioner Briggs, aye.
7:15 PM PUBLIC HEARING ORDINANCE 16-01S - REVIEW AND RECOMMEND FOR COUNCIL ACTION AMENDING CHAPTER 26-5-REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS, AND DESIGN OF THE SUBDIVISION ORDINANCE (TITLE 26), SPECIFICALLY SECTION 1 – GENERAL IMPROVEMENTS, SECTION 2 – LOT IMPROVEMENTS, SECTION 3 – ROADS, SECTION 5 – WATER FACILITIES, AND SECTION 7 – SIDEWALKS.	
Petitioner	Public Works, Community Development
Discussion	<p>Mr. Wright explained the following changes are being recommended by staff to clarify current infrastructure construction practices and expand the intent of the Subdivision Ordinance by adding the following to this ordinance:</p> <p>SECTION 26-05.01 GENERAL IMPROVEMENTS: <u>Subsection 2. Adequate Public Facilities:</u></p> <p>Paragraph e. – <i>“There shall be no physical connection between a public or private potable water supply system and a secondary water/pressure irrigation system.”</i></p> <p>SECTION 26-05.02 LOT IMPROVEMENTS: <u>Subsection 5. Soil Preservation, Grading and Seeding:</u></p> <p><u>Paragraph b. Lot Drainage</u></p> <p><i>“Each lot shall be graded such that runoff water is directed to fronting roads or existing swales as approved by the City.”</i></p> <p>SECTION 26-05.03 ROADS: <u>Subsection 1. General Requirements</u></p> <p><u>Paragraph m. Construction of Roads and Dead-End Roads: subparagraph i. Construction of Roads:</u></p> <p><i>“A development with homes numbering greater than 30 must have a second roadway access. Multiphase developments may exceed the 30 home maximum with approval from staff.”</i> If the adjacent property is undeveloped and the street must temporarily be a dead-end street, the right-of-way <i>including all city utilities</i> shall be extended to the property line.”</p> <p>SECTION 26-05.03 ROADS: Subsection 1. General Requirements:</p> <p><u>Paragraph j. Road Regulatory Signs:</u> “The applicant shall install all traffic signage per MUTCD deposit with Clinton City at the time of final subdivision approval the sum outlined in the City Consolidated Fee Schedule for each road sign and/or regulatory sign required by the Community Development Department. Clinton City Public Works shall install all road signs and before issuance of certificate of occupancy for any residence within the subdivision.</p> <p>SECTION 26-05.03 ROADS: <u>Subsection 2. Design Standards</u></p> <p><u>Paragraph c. Road Surfacing and Improvements:</u></p> <p><i>“The developer is responsible to have a maintenance coat applied to the surface of all new pavement as outlined in the Engineering and Standard Specifications and Standard Drawings of Clinton City.”</i></p> <p>SECTION 26-05.05 WATER FACILITIES: <u>Subsection 1. General Requirements</u></p> <p><u>Paragraphs g. and h.</u></p> <p><i>g. “A development with water connections numbering greater than 20 must have two line connections interconnected from separate fields. Developments with multiple phases may have up to 30 connections with a single feed prior to the second connection being</i></p>

	<p><i>installed with approval of staff.”</i></p> <p><i>h. “Developments overlapping water system pressure zones must be designed and installed such that they are consistent with the City’s Water Master Plan and maintain functionality of the pressure zones.”</i></p> <p>SECTION 26-05.07 SIDEWALKS: <u>Subsection 1. Required Improvements</u></p> <p><u>Paragraph d.</u></p> <p><i>“Park strip areas where rear or side lots are facing UDOT streets and the future maintenance may be required of the city, must have a hard surface such as concrete installed unless otherwise required by staff.”</i></p> <p>Commissioner Briggs opened the public hearing at 7:56 p.m. with no public comment he closed the public hearing at 7:57 p.m.</p>
CONCLUSION	<p>Commissioner Thompson moved to forward a recommendation for adoption of Ordinance 16-01S to amend Title 26 Chapter 5 - Requirements for Improvements, Reservations, and Design of the Subdivision Ordinance, specifically Section 1 – General Improvements, Section 2 – Lot Improvements, Section 3 – Roads, Section 5 – Water Facilities, and Section 7 – Sidewalks on to the City Council. Commissioner Coombs seconded the motion. Voting by roll call is as follows: Commissioner Coombs, aye; Commissioner Ritchie, aye; Commissioner Hale, aye; Commissioner Thompson, aye; and Commissioner Briggs, aye.</p>
	<p>At 8:04 p.m. Commissioner Coombs made a motion to take a five minute recess. Commissioner Hale seconded the motion. Commissioners Coombs, Ritchie, Hale, Thompson and Briggs all voted in favor. They re-convened at 8:11 p.m.</p>
<p>WORK SESSION:</p> <p>A) DISCUSSION TO CONSIDER POSSIBLE CHANGES TO DEVELOPMENT STANDARDS IN CHAPTER 22 PATIO HOMES ZONE (PH) AS PRESENTED BY BRUCE NILSON.</p> <p>B) CONSIDER CHAPTER 3 OF THE CITY’S SUBDIVISION ORDINANCE AS WELL AS ANY OTHER CHAPTERS OR SECTIONS OF THIS ORDINANCE.</p> <p>SHOULD START AT SECTION 26-3-6 OF THE SUBDIVISION ORDINANCE.</p>	
Petitioner	Bruce Nilson, Nilson Homes
Discussion	<p>Mr. Nilson asked the Planning Commission to consider a potential change to Chapter 22 Patio Homes regarding what product is required for the exterior of the housing. He referred to the Master Plan on page 10, Characteristics of a Retirement Community where it identifies a requirement for superior building materials. He explained that table 22.4.6 on page 2 identifies that brick, rock or hardiboard is required for the entire exterior of the house. He would like the ordinance to allow stucco on the sides and rear of the home; he feels the current requirements are excessive and increases the cost of the homes by approximately \$5,000.00 per house.</p> <p>He explained the quality of stucco has improved and it is now a durable aesthetically pleasing option that is less expensive for home owners and will not be visible from the street.</p> <p>Commissioner Briggs said the proper procedure is to file a petition with Community Development for an Ordinance change which requires a public notice and Planning Commission review process.</p>
Issues & Concerns	<p>Commissioner Coombs thanked staff for removing unauthorized signs along 1800 N.</p> <p>Commissioner Thompson reported there is a cell tower in Roy mounted on the roof of a house near 4800 S next to the railroad tracks on the north side of the road. He suggested staff look at the Clinton Ordinance to ensure this is not allowed here.</p>
ADJOURNMENT	<p>Commissioner Coombs moved to adjourn. Commissioner Hale seconded the motion. Commissioners Thompson, Coombs, Ritchie and Briggs voted in favor of the motion, the meeting adjourned at 9:04 p.m.</p>